

- \*1 Unless specified elsewhere in this ordinance or on the official zoning map, the dimensional requirements of this schedule shall apply to the respective listed districts. Requirements for the W-1: Resource Conservation, SP-1: Shoreland Protection, and PUD: Planned Unit Development are contained on the official zoning map.
- \*2 Minimum for one-family dwellings; and ~~8000~~ for each additional unit over one.  
8250
- \*3 Plus any additional area required by Sec. 85.093, Wis. Adm. Code.
- \*4 Includes liveable basement area.
- \*5 Plus ~~18,000~~ additional square feet for each habitable unit.  
15,000
- \*6 Plus 20,000 square feet for each additional habitable unit.

\*2 & \*5 Revised at the Iron County Board Meeting held on September 21, 1994. Resolution #2113.

# ZONING SCHEDULE - DIMENSIONAL REQUIREMENTS - \*1

\*\*\*SEE ATTACHED ORDINANCE AMENDMENT ADOPTED ON AUGUST 12, 1998\*\*\*

	R-1	RR-1	R-2	A-1	C-1	I-1	F-1
BUILDING HEIGHT LIMIT	35	35	35	35	35	60	35
REQUIRED LOT AREA (sq. ft.)							
With Public Sewer	15,000 <sup>*2</sup>	15,000 <sup>*2</sup>	40,000	2 acres	10,000	1 acre	10,000
Without Public Sewer			40,000				
Inside Shorelands	30,000 <sup>*5</sup>	30,000 <sup>*5</sup>	40,000	2 acres	20,000 <sup>*3</sup>	1 acre	20,000 <sup>*3</sup>
Outside Shorelands	60,000 <sup>*6</sup>	60,000 <sup>*6</sup>	80,000 <sup>*6</sup>	2 acres	20,000 <sup>*3</sup>	1 acre	60,000 <sup>*6</sup>
MINIMUM LOT WIDTH (feet)							
With Public Sewer	125	125	200	200	75	200	100
Without Public Sewer	150	150	200		100		
YARDS REQUIRED							
Front	30	30	45	50	10	50	30
Side:							
Principal Building	10	10	25	20	10	20	10
Accessory Building	5	5	10	10	5	10	5
Rear	25 <sup>*1</sup>	25 <sup>*1</sup>	40	50	20	50	40
FLOOR AREA, RESIDENCES (sq. ft.) <sup>*4</sup>							
3 or more bedrooms	900	700	900	900	700	700	700
2 bedrooms	800	600	800	800	600	600	700
1 bedroom	700	500	700	700	500	500	500

IRON COUNTY ORDINANCE NO.: 2037

An Ordinance amending the Iron County Land Use and Shoreland/Wetland Protection Ordinance.

The County Board of Supervisors of the County of Iron does ordain as follows:

1. Repeal section 4.2 (2) Visual Clearance at Intersections and create the following new section:

4.2 (2)-Visual Clearance at Intersections.

(a) Except as provided in subsection (b) of this section, in each quadrant of every street intersection there shall be designated a visual clearance triangle bounded by the street centerline and a line connecting them 300 feet from a Class A highway intersection, 250 feet from a Class B highway, and 200 feet from a Class C highway intersection. If two (2) highways of a different class intersect, the largest distance shall apply to both centerlines. Within this triangle, no object over two and one half (2½) feet in height above these streets shall be allowed if it obstructs the view across the triangle. Posts or open fences are excluded from this provision. Tree trunks shall be exempt where they are unbranched to a height of ten feet and located a minimum of 30 feet apart.

(b) The visual clearance triangle in the following unincorporated areas of the following towns shall be determined as follows:

- (i) On a corner lot in said areas, no fence, wall, hedge, planting or structure shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of two and one-half (2½) feet and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining the points along said street lines twenty-five (25) feet from the point of intersection.
- (ii) In the case of arterial streets intersecting with other arterial streets or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased to fifty (50) feet.

Town of Saxon - Commencing at the intersection of State Highway No. 122 and Defer Street, which is the Point-of-Beginning of this description, thence along Defer Street to the intersection of Defer Street and School Street, thence along School Street to the intersection of School Street and Page Street, thence along Page Street to the intersection of Page Street and Church Street, thence along Church Street to the intersection of Church Street and State Highway No. 122, thence along State Highway No. 122 to the Point-of-Beginning. The Visual Clearance triangle provisions of this description extends to adjacent lots.

Town of Knight - Commencing at the intersection of State Highway 77 and Buckeye Street, which is the Point-of-Beginning of this description, thence along Buckeye Street to the intersection of Buckeye Street and Severance Street, thence along Severance Street to the intersection of



secting Highway.

Class A Highways		
Federal Aid Primary Highways	300 feet	300 feet
Federal Aid Secondary Highways	250 feet	250 feet
Class B Highways	150 feet	150 feet
Class C Highways	0 feet	75 feet

Where there is more than one lot abutting on Class A and Class B Highways between access driveways, a service road of not less than 50 feet right-of-way shall be provided across the entire frontage of each lot unless a temporary access permit has been granted with the approval of the agency having jurisdiction over the highway. Use of access is limited to the use authorized in the temporary access permit. This permit would be revocable when a frontage road is provided.

The maximum number and width of access driveways to highways and service roads shall be as follows:

Type of Access Driveway	Maximum Number of Access Driveways.	Maximum Width of Access Driveways
Commercial and Industrial Land Uses	2	35 feet
Other Land Uses	2	24 feet

When cross-overs in median strips have been provided, access driveways shall be directly opposite these cross-overs.

3. Create the following new section:

4.5(4)(d) - A stairway, walkway or lift is permitted in the shoreland setback area only when it is essential to provide pedestrian access to the pier because of steep slopes, rocky or wet, unstable soils, and when the following conditions are met:

- (i) There are no other locations or facilities on the property which allow adequate access to a pier. Only one stairway or one lift is allowed, not both, except where there is an existing stairway and the lift will be mounted to or is immediately adjacent to the existing stairway.
- (ii) Such structures shall be placed on the most visually inconspicuous route to the shoreline and shall avoid environmentally sensitive areas.
- (iii) Vegetation which stabilizes slopes or screens structural development from view shall not be removed.
- (iv) Structures shall be colored and screened by vegetation so as to be inconspicuous when viewed against the shoreline.
- (v) Canopies, roofs and sides are prohibited. Open railings may be provided where required for safety.
- (vi) A maximum width of four (4) feet (outside dimension) is allowed for stairways, walkways and lifts.
- (vii) Landings are allowed when required for safety purposes and shall not exceed forty (40) square feet. Attached

benches, seats, tables, etc., are prohibited.  
(viii) Stairways, walkways and lifts shall be supported on piles or footings. Any filling, grading or excavation that is proposed must meet the requirements of section 4.5 of the ordinance.

This Ordinance to take effect after passage and publication as provided by law.

Moved by Supervisor Rowe.

Seconded by Supervisor Borgiasz.

11 Supervisors voting aye.

0 Supervisors voting nay.

Ordinance declared adopted this 20th day of April, 1993.

BY:

Louis Leoni  
LOUIS LEONI, Chairman

ATTEST:

George Reed  
GEORGE REED, Clerk



RESOLUTION #2108

REPORT OF ZONING AGENCY TO COUNTY BOARD ON HEARING OF  
PETITION TO AMEND THE ZONING ORDINANCE

RECOMMENDATION TO THE IRON COUNTY BOARD OF SUPERVISORS:

The Zoning Committee of Iron County, having considered the petition to amend the Zoning Ordinance, and

Having held public hearings thereon pursuant to Sec. 59.97(3), Wisconsin Statutes, notice thereof having been given as provided by law and being duly informed of the facts pertinent to the change proposed and duly advised of the wishes of the people in the area affected, hereby recommends that the proposed amendment be approved as follows:

I. TEXT AMENDMENT:

Addition to Sec. 9-1-80 Sign Permit Required

"Iron County does not issue permits for signs on State or Federal Highways. Permits for signs on these highways shall be approved by State or Federal Agencies."

II. Change in Landuse and Sanitary Permit Fee Schedule

#29) Board of Adjustment Hearing  
Increase Hearing Fee from \$300.00 to \$450.00

BY ORDER OF THE

IRON COUNTY ZONING COMMITTEE:

/s/ E. Borqi Borgiasz  
E. Borqi Borgiasz, Chairman

/s/ L. Vandevoorde  
L. Vandevoorde, Vice Chairman

/s/ J. Raabe  
J. Raabe

/s/ T. Popko  
T. Popko

/s/ D. Borchardt  
D. Borchardt

STATE OF WISCONSIN)  
COUNTY OF IRON )

I, George G. Reed, County Clerk in and for the County of Iron, State of Wisconsin, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the County Board of Supervisors of Iron County, Wisconsin, in legal session on the 27th day of July, 1994.

/s/ George G. Reed  
George G. Reed, Iron County Clerk

RESOLUTION #2113

REPORT OF ZONING AGENCY TO COUNTY BOARD ON HEARING OF

PETITION TO AMEND THE ZONING ORDINANCE

RECOMMENDATION TO THE IRON COUNTY BOARD OF SUPERVISORS:

The Zoning Committee of Iron County, having considered the petition to amend the Zoning Ordinance, and

Having held public hearings thereon pursuant to Sec. 59.97(3), Wisconsin Statutes, notice thereof having been given as provided by law and being duly informed of the facts pertinent to the change proposed and duly advised of the wishes of the people in the area affected, hereby recommends that the proposed amendment be approved as follows:

TEXT AMENDMENTS:

Sec. 9-1-220 Definitions

(20) Lot, depth of - delete word "mean"

(21) Lot, width of - delete word "mean" and add "at all points along its depth, lot widths shall meet the minimum lot requirements of the zoning schedule".

Dimensional Requirements - Zoning Schedule Dimensional Requirements

Required lot area: R-1 & RR-1 Districts

With public sewer change from 10,000(\*2) square feet to 15,000(\*2) square feet; without public sewer inside shore land change from 20,000(\*5) square feet to 30,000(\*5) square feet.

Minimum Lot Width (feet) R-1 & RR-1 Districts

With public sewer change from 75 feet to 125 feet in R-1 District;

With public sewer change from 100 feet to 125 feet in RR-1 District;

Without public sewer change from 100 feet to 150 feet in R-1 & RR-1 Districts;

Delete "frontage minimum average lot width and minimum average right angle lot width at lake shore".

\*2 change from 5,500 to 8,250 square feet

\*5 change from 10,000 to 15,000 square feet

Sec. 9-1-160 Non-conforming Uses

(a) Change wording "estimated fair market value" to read "current assessed valuation", and delete wording "at the time they became non-conforming".

BY ORDER OF THE

IRON COUNTY ZONING COMMITTEE:

/s/ E. Borgi Borgiasz

E. Borgi Borgiasz, Chairman

/s/ L. Vandevoorde

L. Vandevoorde, Vice Chairman

/s/ J. Raabe

J. Raabe

/s/ T. Popko

T. Popko

/s/ D. Borchardt

D. Borchardt

STATE OF WISCONSIN)  
COUNTY OF IRON )

I, George G. Reed, County Clerk in and for the County of Iron, State of Wisconsin, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Iron County Board of Supervisors of Iron County, Wisconsin, in legal session on the 21st day of September, 1994.

/s/ George G. Reed

George G. Reed, County Clerk

**AN ORDINANCE AMENDING THE IRON  
COUNTY CODE OF ORDINANCES REGARDING  
ZONING DEFINITIONS**

The Iron County Board of Supervisors do ordain as follows:

**Section 9-1-220** Definition of the Iron County Code of Ordinances is hereby amended as follows:

- (20) Lot, depth of: delete "the definition" and insert therein "a mean horizontal distance between the front and rear Lot lines, measured in the general direction of it's side Lot lines."
- (21) Lot, width of: delete "the definition" and insert therein "the mean width measured at right angles to it's depth provided however the front yard and set-back width of the Lot shall, at all points along it's depth, meet the minimum Lot requirements of the Zoning Schedule."

Ordinance declared adopted at a meeting of the Iron County Board of Supervisors held on the 18 day of April, 1995.

Voting aye 17      Voting Nay 0

/s/ Louie Leoni  
**BY: LOUIE LEONI**  
Board Chairman

/s/ George Reed  
**ATTEST: GEORGE REED**  
County Clerk



RESOLUTION NO. 2569

**ESTABLISHING A ZONING ADMINISTRATION FEE SCHEDULE**

**WHEREAS**, the Iron County Zoning Committee, in accordance with the Code of Ordinances of Iron County, considered a proposed revision of the schedule of the fees charged for various fees, services, and hearings provided by the Iron County Zoning Administration Department and the Iron County Zoning Committee, inasmuch as the previous fee schedule was obsolete; and

**WHEREAS**, a public hearing was held by the Iron County Zoning Committee, upon proper public notice, regarding the said proposed revision of the fee schedule of the Iron County Zoning Administration Department; and

**WHEREAS**, based upon the findings of said public hearing, the Iron County Zoning Committee concluded that the former fee schedule of the Iron County Zoning Administration Department should be repealed and replaced by the fee schedule attached hereto and made a part hereof as though fully set forth;

**NOW, THEREFORE, BE IT RESOLVED**, that the former fee schedule of the Iron County Zoning Administration Department is hereby repealed, and the Iron County Zoning Administration Fee Schedule attached hereto is hereby adopted and shall be henceforth in full force and effect, until revised by action of the Iron County Board of Supervisors; and

**BE IT FURTHER RESOLVED**, that the Iron County Clerk shall cause copies of the attached fee schedule to be provided to the various Towns in Iron County, and shall publish the same in the official newspaper of Iron County.

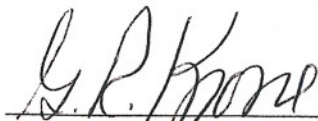
Adoption moved by Board Member Richards.

Seconded by Board Member Genisot.

Resolution declared adopted this 17<sup>th</sup> day of February, 2004.

BY:

ATTEST:



G.R. KRONE, Chair



MICHAEL J. SAARI, Clerk

# IRON COUNTY ZONING ADMINISTRATION

## FEE SCHEDULE

### LAND USE PERMITS

NEW RESIDENCE (HOME/COTTAGE/MOBILE HOME, ETC. - YEAR ROUND OR SEASONAL)	\$110.00
NEW RESIDENCE - PERMIT RENEWAL	35.00
ADDITIONS - RESIDENTIAL	70.00
MULTI-FAMILY      \$110.00 + \$50.00 FOR EACH ADDITIONAL UNIT	
ACCESSORY BUILDING (Under 720 sq. ft. of floor area)	60.00
ACCESSORY BUILDING (720 - 1000 sq. ft. of floor area)	70.00
ACCESSORY BUILDING (1000 - 2000 sq. ft. of floor area)	95.00 + CUP
ACCESSORY BUILDING (2000 - 3000 sq. ft. of floor area)	120.00 + CUP
ACCESSORY BUILDING (Over 3,000 sq. ft. of floor area)	145.00 + CUP
***CUP = CONDITIONAL USE PERMIT REQUIRED***	
ADDITION TO AN ACCESSORY BUILDING - Same Fees as New Accessory Building	
COMMERCIAL BUILDING (Under 720 sq. ft. of floor area)	145.00
COMMERCIAL BUILDING (720 - 1000 sq. ft. of floor area)	170.00
COMMERCIAL BUILDING (1000 - 2000 sq. ft. of floor area)	195.00
COMMERCIAL BUILDING (2000 - 3000 sq. ft. of floor area)	220.00
COMMERCIAL BUILDING (Over 3,000 sq. ft. of floor area)	245.00
ADDITION TO A COMMERCIAL BUILDING - Same Fees as New Commercial Building	
BOAT HOUSES - ***CONDITIONAL USE PERMIT REQUIRED***	500.00 + CUP
FILL, GRADE, EXCAVATE PERMIT (SHORELAND AREAS)	150.00

### SANITARY PERMITS

SANITARY PERMIT (CONVENTIONAL SYSTEM/HOLDING TANK/PRIVY)	200.00
SANITARY PERMIT TRANSFER OR RENEWAL	60.00
SANITARY SYSTEM INSTALLATION INSPECTION (MOUND/INGROUND PRESSURE/AT-GRADE)	200.00
RETURN INSPECTION	50.00
CERTIFIED SOIL TEST - REVIEW & FILING FEE	30.00

### MISCELLANEOUS PERMITS

CONDITIONAL USE PERMIT APPLICATION HEARING (CLASS I NOTICE)	150.00
CONDITIONAL USE PERMIT	50.00
REZONE PETITION HEARING (CLASS II NOTICE)	225.00
BOARD OF ADJUSTMENT APPEAL HEARING	550.00
VARIANCE	50.00
SPECIAL MEETING	600.00
WISCONSIN FUND EVALUATION	10% OF GRANT
ANNUAL RECREATIONAL VEHICLE PERMIT	\$350.00 ANNUALLY
SIGNS (On County & Town Roads Only)	50.00

### SUBDIVISIONS

REVIEW FEE FOR ALL SUBDIVISIONS, INCLUDING CERTIFIED SURVEY MAPS = \$150.00 + \$50.00 PER LOT

CHECKS SHOULD BE MADE PAYABLE TO THE IRON COUNTY TREASURER. MAIL TO: IRON COUNTY ZONING OFFICE,  
300 TACONITE STREET, SUITE 115, HURLEY, WI 54534.